

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

11-193

ORLEANS

EAS.605

Town/City: Town of Eastham

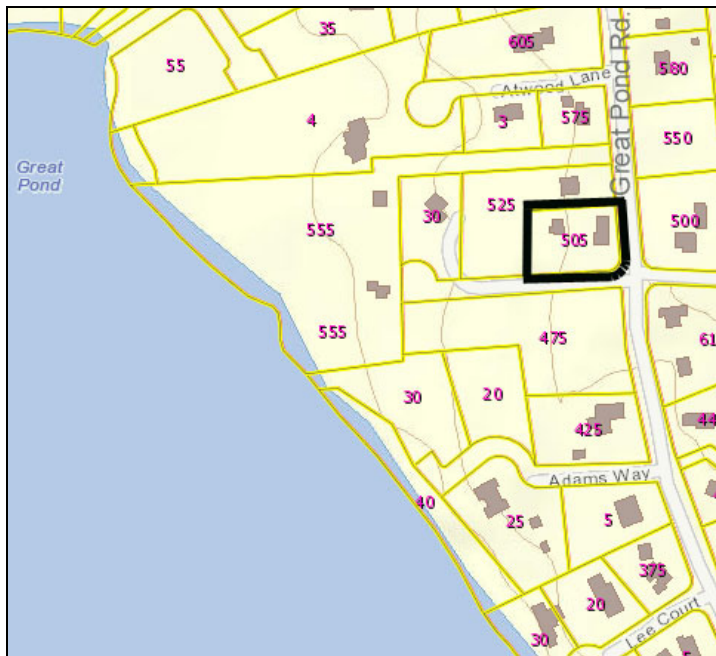
Place: (*neighborhood or village*): Eastham Center

Photograph



View from east northeast.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: June 2013

Address: 505 Great Pond Road

Historic Name: Nathaniel & Phebe Nickerson House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: pre- 1858 (c. 1850)

Source: historic maps, deeds, visual analysis

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone & concrete block

Wall/Trim: wood clapboard & shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*): large addition off west and south sides (1985)

Condition: good (but altered)

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acre

Setting: The subject property is located on the west side of Great Pond Rd. on the northwest corner of its intersection with Locust Rd. and Eve's Way (a private road). The area is dominated by single family residential properties. The lot to the south across Eve's way has remained undeveloped to date.

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The house on the subject property is an atypical rendition of the Greek Revival style with its large front gabled section that only approximates a Greek Temple form with its broken bed pediment (simple eave returns) and asymmetrically organized front facade. However, the trabeated door surround that has 6-pane sidelights together with the substantial friezes on the front of the cross-gabled left side ell and the right (north) facade evinces the architectural mode and further convinces that these sections were built at a single point in time, probably c. 1850 rather than 1780 per the Town Assessor's date. The dwelling has seven bays on the front facade, two of them being entrances. The second one, to the left within the gabled ell, is not as fully expressed as the main entrance, but is a close echo. Substantial corner boards provide further architectural interest; wood clapboard is used to clad the front facade only, presenting a refined face, while the rest of the building is sheathed with wood shingles. Unfortunately the windows have all been replaced, albeit within the existing window openings, and those on the front decorated with Colonial Revival-style window blinds. A major addition in 1985 was a large L-shaped, shed-roofed rear extension that wraps around from the west to the south of the house with an enclosed/glazed porch at its outer edge. (See plans and elevations below.) The brick chimney was rebuilt at that time and skylights added. The south side entrance into this porch is slightly below grade such that (railroad tie) retaining walls are needed on either side of the walkway to it. Other add-ons included an outdoor shower enclosure tucked in the corner behind the main house and north side of the addition and an extensive wood deck that steps down to the lawn on the west side of the addition.

A detached two-stall wood frame garage with gable roof and small left side ell replaced an earlier shed in the rear yard, west of the house was also constructed in 1985. It matches the wood shingle cladding of the house. Access to it is via a curving unimproved driveway off the private road, Eve's Way, which runs west from Great Pond Road and is essentially an extension of Locust Road. Most of the area around the house is open lawn, but there are mature deciduous shrubs along the front property line screening the house from the road and a line of mature coniferous trees extends along the north property line.

HISTORICAL NARRATIVE

Town of Eastham Assessors' records date the house at 505 Great Pond Road to 1780, though visual analysis indicates that it much more likely was built c. 1850 and deeds cannot be reliably traced earlier than 1923. At that time the property belonged to William Horton Nickerson (1867-1912) and his wife Tamson A. Clark Nickerson (1873-1945). Maps indicate that from 1858 until at least 1880 the property was owned by Nickerson's father Nathan B. Nickerson (1826-90); a house at this location is labeled "N. B. Nickerson" on the 1858 map and "N. Nickerson" on the 1880 map. In 1850 Nathan B. Nickerson was a twenty-three-year-old mariner, and the census that year shows him at sea but listed in the household of his father Samuel Nickerson (1798-1875). Nathan married Phebe Horton, daughter of Freeman and Phebe Atwood Horton of Eastham in 1850 and she is listed as a member of Samuel's household along with his wife, Rowena Mayo Nickerson, her sons, Joseph, Asa G., and Myrick D., Myrick's wife Roxanna Horton Nickerson, and their young son Thomas C. Nickerson. The 1858 map shows the "S Nickerson" house north of Great Pond, probably along what became Kingsbury Beach Road.¹ Thus it seems likely that the 505 Great Pond Road house was built about 1850 on family land (Samuel Nickerson's brother Hatsel owned land and a homestead closer to Great Pond in the same area) when Nathan B. and Phebe Horton Nickerson got married.²

The 1860 census shows Nathan B. Nickerson with \$800 in real property; he was still working as a mariner. He shared the Great Pond Road household with his wife Phebe and young daughters Phebe and Sarah. By 1870 the couple had three more children—Luella F., Albert Henry, and William Horton, born in 1867. In 1880 Nathan B. Nickerson was fifty-eight years old and still working at sea; in his household then were his wife and their youngest children Luella, working as a domestic; Albert, a farm laborer; William H., then thirteen, and Lilla F., five years old.

Nathan B. Nickerson died in 1890, and Phebe Horton Nickerson died two years later. The 505 Great Pond Road property passed to his son William H. Nickerson, who in 1892 had married Tamson (sometimes Tamzen) A. Clark, daughter of John A. and Tamson Clark of Eastham. He may not, however, have occupied it: the 1905 map attaches his name to what appears to be his father Samuel's house on Kingsbury Beach Road and another property he had acquired on Samoset Road; his widow Tamson was certainly living in that latter house in the 1920s.

The 1900 census lists William H. Nickerson as a farmer in a household with his wife and children Alta, Irma, and Susie F. and his brother Albert Henry, who was a fisherman. William H. Nickerson died in 1912. His widow and children continued to own 505

¹ Deeds indicate that Samuel Nickerson's home was the former homestead of Matthew Hopkins Mayo and his wife Rebecca Doane Mayo. Matthew Mayo was lost at sea in 1831, and his widow continued to live in half of the homestead, the other half having been legally seized to pay a debt. In 1845 Rebecca Mayo's son Freeman Doane Mayo sold half of his mother's house and four acres of land to Samuel Nickerson (Barnstable County Registry of Deeds, hereafter cited as BCD, 42:52), with the right to the other half of the house after her death. She died in 1847, after which Samuel Nickerson deeded half of the house to his son Samuel Jr., born in 1820, and in 1851 Samuel Nickerson Jr. deeded the property back to his father (BCD 44:255 and 49:117). Samuel Nickerson married Matthew and Rebecca Mayo's daughter Rowena, born in 1804.

² Alternatively, if some part of the house was actually constructed in 1780, it might have been the home of Uriah Nickerson (1764-1849), the father of Samuel and Hatsel, or Uriah's father Hatsel Nickerson (1722-98), who was born in Chatham and moved to Eastham when he married Hannah Myrick in 1744. The 1798 Direct Tax listings for Eastham show both Uriah and Hatsel with property in the town, Hatsel with a house and barn, and deeds from the early 1800s show this branch of the Nickerson family in the Great Pond area.

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Great Pond Road until 1923 when they transferred their interest to William and Tamson Nickerson's married daughter Irma Clark Nickerson Cole and her husband Roger Delwin Cole, son of Austin E. and Harriet Cole of Eastham.³ The 1930 census enumerates Cole as a farmer with \$7000 in real property in a household with his wife Irma and their one-year-old son Delwin E.

By 1940 the Coles had moved to Plymouth and in 1941 they sold 505 Great Pond Road to Irene E. Smith, about whom little is yet known. In 1963 Smith subdivided the property, and two years later she sold the parcel containing 505 Great Pond Road to Edward J. and Nancy A. Hurley of Wollaston; they are its current owners.⁴

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MAPS

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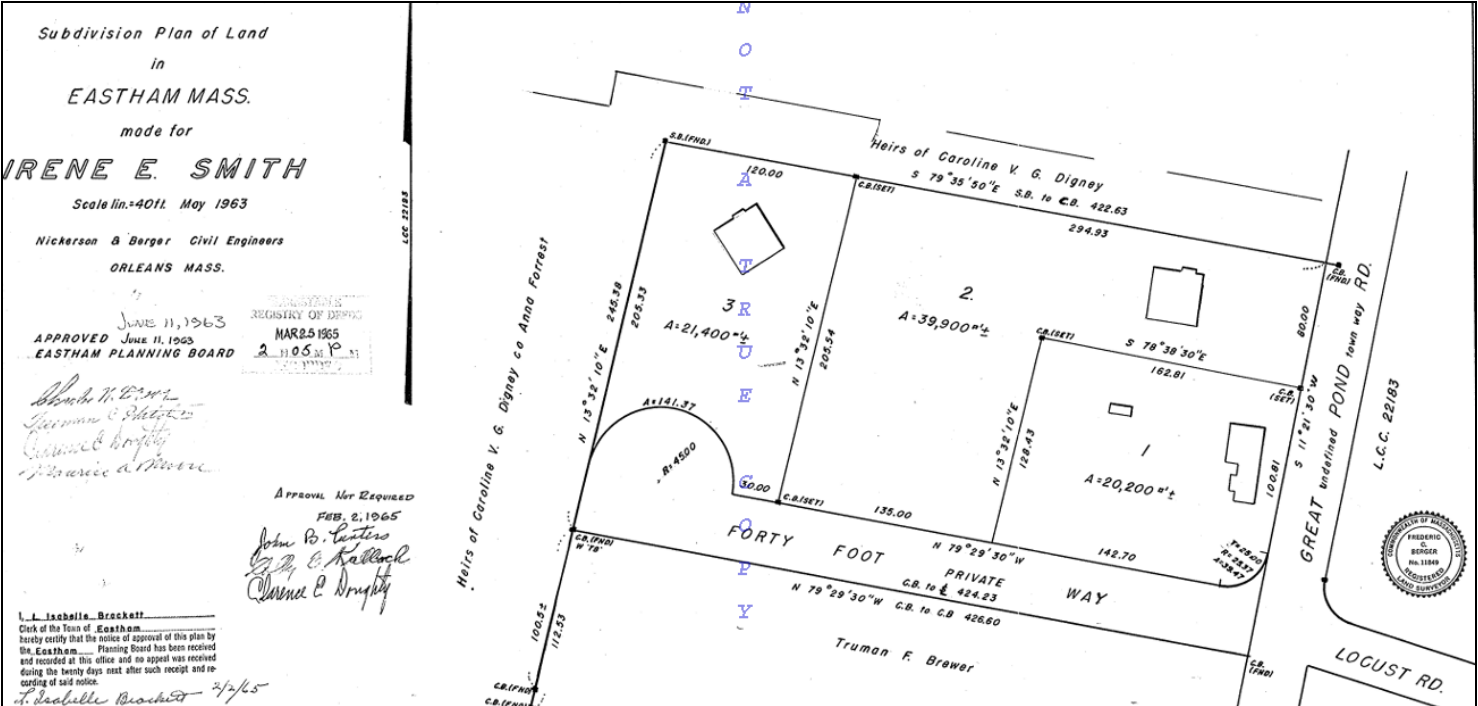
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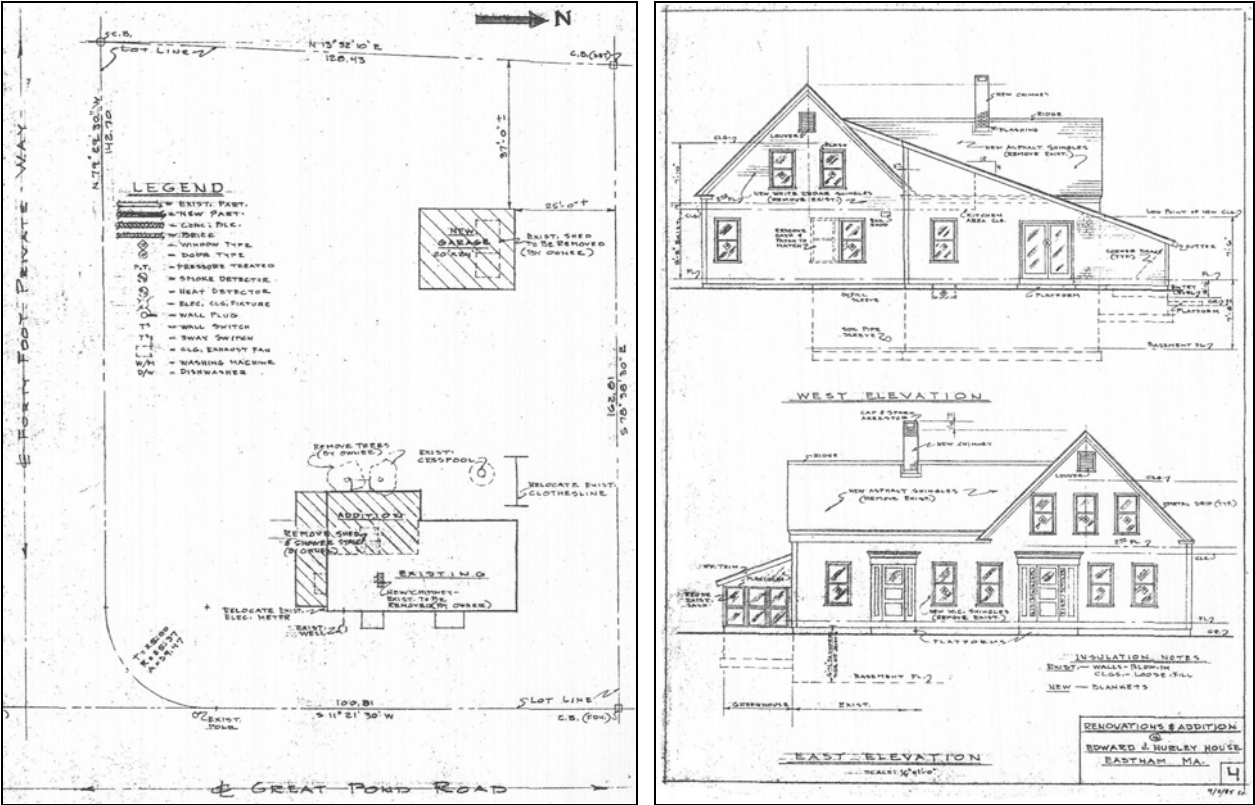
³ Tamzen H. Nickerson et al. to Roger B. and Irma C. Cole, 26 January 1923, BCD 397:249.

⁴ Roger D. and Irma C. Cole to Irene E. Smith, 12 December 1941, BCD 595:555; Smith to Edward J. and Nancy A. Hurley, 25 March 1965, BCD 1292:225. See also "Subdivision Plan of Land in Eastham, Mass. Made for Irene E. Smith," May 1963, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 191:111-2.

SUPPLEMENTARY IMAGES



The Smith subdivision plan of 1963 shows 505 Great Pond Road on Parcel 1 (BCP 191:111-2).



Expansion plans dated April 2, 1985.

PHOTOGRAPHS

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(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from northeast.



View from southeast



View from west.



View of garage from south.